

LAND FOR GROUND LEASE

3+ ACRE GROUND LEASE OPPORTUNITY ALONG RAEFORD RD

3613 Raeford Rd, Fayetteville, NC 28304



for more information

PATRICK MURRAY, CCIM, CLS

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



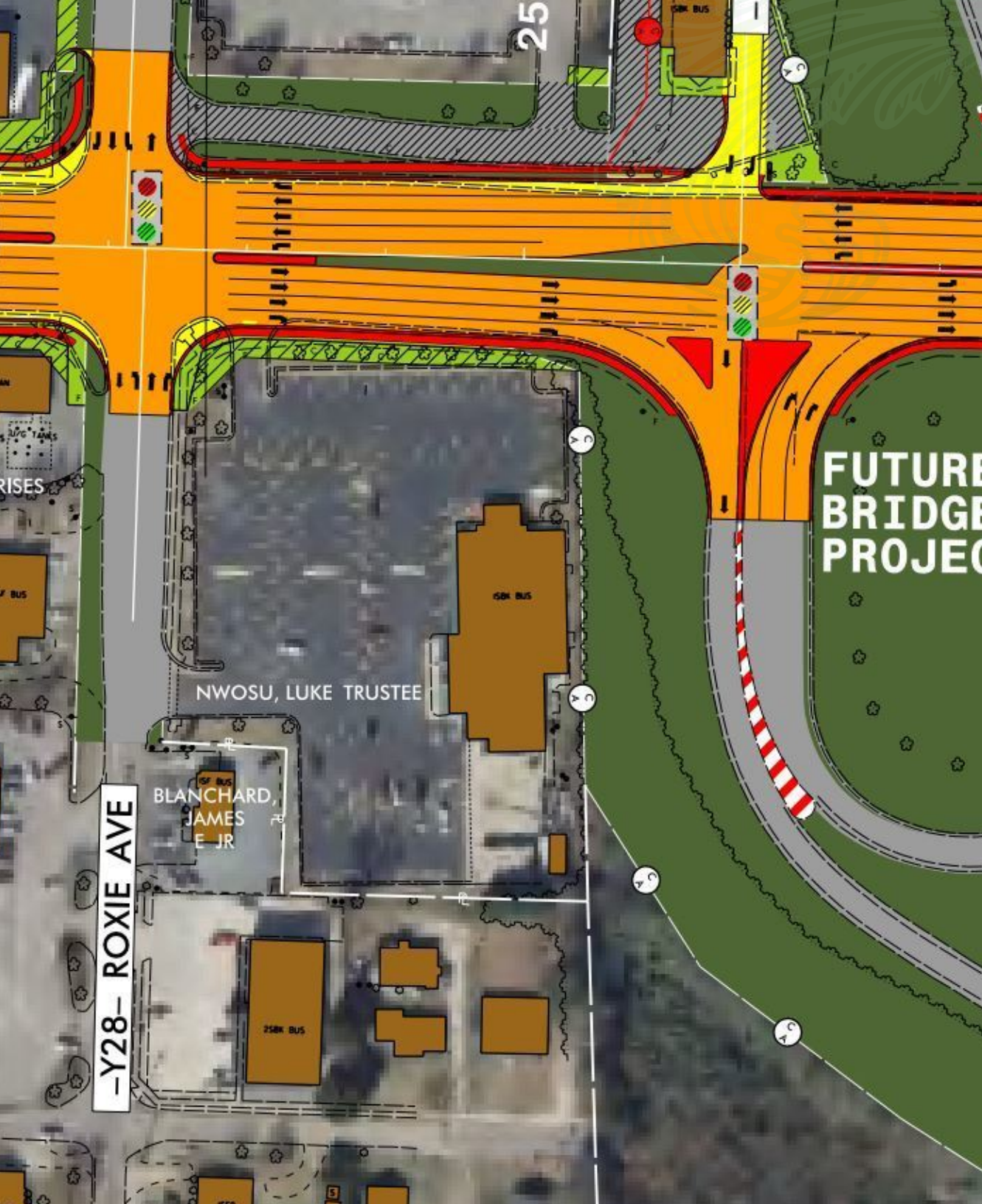
PROPERTY OVERVIEW

Ground Lease:	\$90,000/AC/Year
Acreage:	3.08 AC
Zoning:	LC, SF-6
Access:	Full movement light
Traffic Count:	43,500 (Raeford Rd) 44,500 (All American)

Overview

THIS INCREDIBLE DEVELOPMENT OPPORTUNITY ALONG RAEFORD RD IS NOW AVAILABLE FOR SALE OR GROUND LEASE IN FAYETTEVILLE, NC. THE PROPERTY CONSISTS OF FOUR PARCELS THAT TOTAL 3.08 ACRES. THE FULL-MOVEMENT TRAFFIC LIGHT AT ROXIE AVE ALLOWS FOR EXCELLENT ACCESS INTO THE PROPERTY WHICH HAS 245' OF FRONTAGE ALONG RAEFORD RD. THE PROPERTY IS PRIMARILY ZONED LC (LIMITED COMMERCIAL) WITH THREE SMALL LOTS IN THE REAR ZONED SF-6 (RESIDENTIAL) AND HAS A CELLULAR TOWER ON THE NORTH SIDE OF THE PROPERTY.

THE PROPERTY IS LOCATED AT THE SIGNALIZED INTERSECTION OF RAEFORD RD AND ROXIE AVE NEXT TO THE OFFRAMP OF THE ALL AMERICAN FREEWAY. THE AREA IS A VERY BUSY COMMERCIAL CORRIDOR WITH MANY RETAILERS, RESTAURANTS, AND EMPLOYERS IN THE AREA TO INCLUDE CAPE FEAR VALLEY MEDICAL CENTER TO THE SOUTH AND FORT BRAGG ABOUT TEN MINUTES TO THE NORTH. THE TRAFFIC LIGHT AT THE PROPERTY IS A FULL-MOVEMENT LIGHT WITH TRAFFIC COUNTS AT 43,500 DAILY ALONG RAEFORD RD AND 44,500 ALONG THE ALL AMERICAN FREEWAY. WITHIN A THREE MILE RADIUS OF THE PROPERTY THE DAYTIME POPULATION IS 83,776; THE 2020 TOTAL



DOT DISCLOSURE

STIP	U-4405
Website	tinyurl.com/ydd4wutv
Start Date:	Spring 2022
Completion Date:	TBD
Status:	In Development
Segment:	C (Subject Property)

Project Overview

PLANNING AND DEVELOPMENT ARE UNDERWAY ON A PROPOSED PROJECT TO IMPROVE SAFETY ALONG 6.3 MILES OF RAEFORD ROAD (U.S. 401 BUSINESS) BETWEEN OLD RAEFORD ROAD AND ROBESON STREET IN FAYETTEVILLE BY REPLACING THE OPEN CENTER TURN LANE WITH A MEDIAN. THE ROAD'S RECONSTRUCTION ALSO WILL IMPROVE TRAFFIC FLOW AND PEDESTRIAN ACCESS. THE PROJECT WILL BE DIVIDED INTO THREE SEGMENTS:

SEGMENT A: OLD RAEFORD ROAD TO BUNCE ROAD

SEGMENT B: BUNCE ROAD TO GLENSFORD DRIVE

SEGMENT C: GLENSFORD DRIVE TO ROBESON STREET



for more information

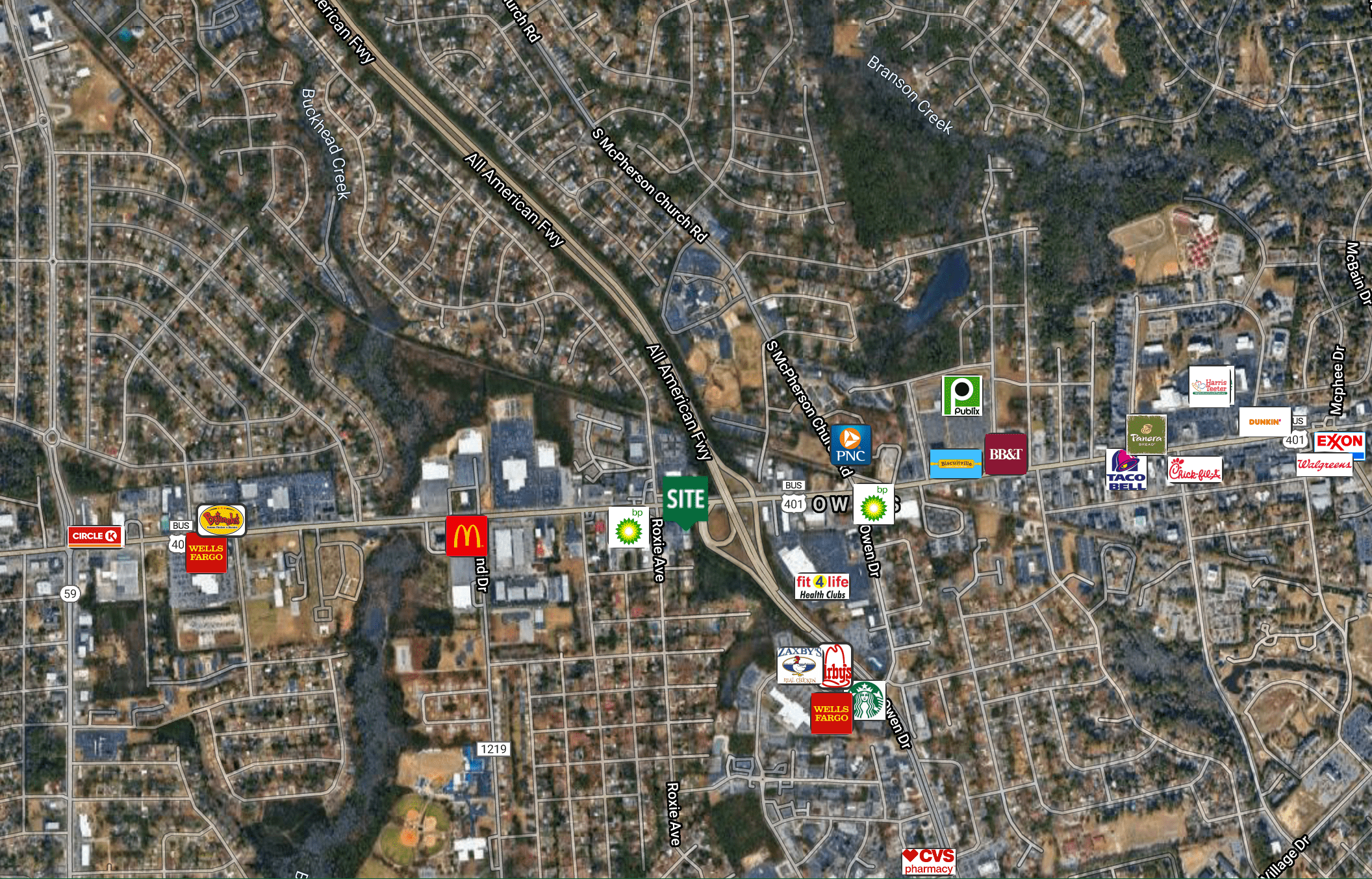
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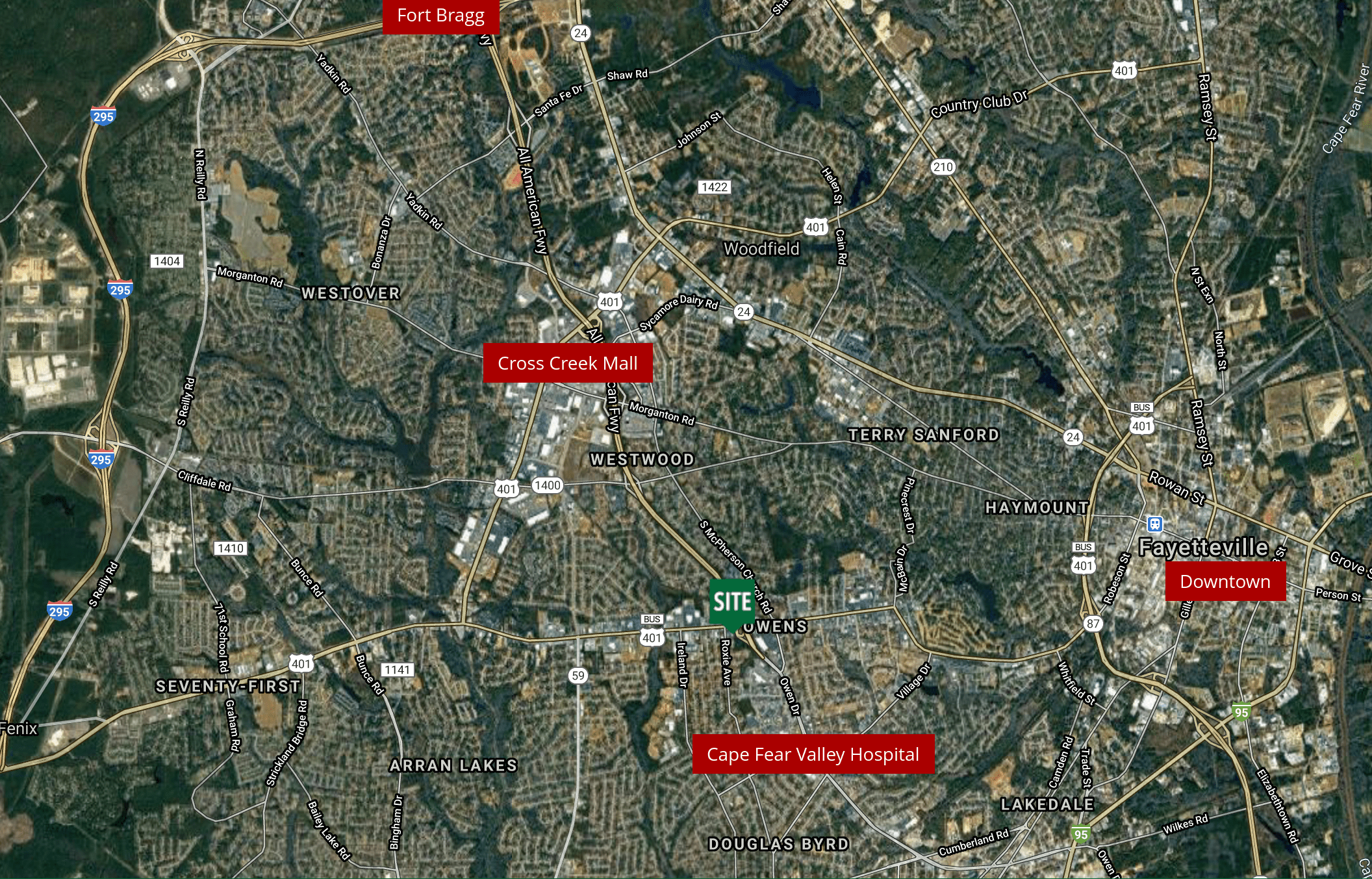


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DEMOGRAPHIC OVERVIEW

3 MILES RADIUS

63,782

TOTAL POPULATION

83,776

DAYTIME POPULATION

\$63,536

AVERAGE HOUSEHOLD INCOME

36.4

MEDIAN AGE

26,114

TOTAL HOUSEHOLDS

